065.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,900 / 868,900
					USE VALUE:	868,900 / 868,900
					ASSESSED:	868,900 / 868,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANTWELL AUDREY S
Owner 2:	
Owner 3:	
Street 1:	11 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LASPINA ALFRED J & AUDREY C -
Owner 2:	-
Street 1:	11 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,080 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2958 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	426,200		442,700	868,900
Total Card	0.163	426,200		442,700	868,900
Total Parcel	0.163	426,200		442,700	868,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.75 | /Parcel: 293.7

Legal Description

User Acct 41984

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,200	0	7,080.	442,700	868,900	868,900	Year End Roll	12/18/2019
2019	101	FV	199,700	0	7,080.	411,100	610,800	610,800	Year End Roll	1/3/2019
2018	101	FV	199,700	0	7,080.	411,100	610,800	610,800	Year End Roll	12/20/2017
2017	101	FV	199,700	0	7,080.	360,500	560,200	560,200	Year End Roll	1/3/2017
2016	101	FV	199,700	0	7,080.	328,800	528,500	528,500	Year End	1/4/2016
2015	101	FV	186,700	0	7,080.	290,900	477,600	477,600	Year End Roll	12/11/2014
2014	101	FV	186,700	0	7,080.	275,100	461,800	461,800	Year End Roll	12/16/2013
2013	101	FV	186,700	0	7,080.	261,800	448,500	448,500		12/13/2012

!5635!

PRINT

Date	Time
12/10/20	20:29:44

LAST REV

Date	Time
04/09/20	14:35:24

mmcmakin

5635

USER DEFINED

Prior Id # 1:	41984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASPINA ALFRED	74176-4	1	2/24/2020	Estate/Div	1	No	No		
CARTA CECILIA,	55492-53		9/30/2010		490,000	No	No		
CARTA CECILIA	44406-225		12/31/2004	Family	1	No	No		
	20488-197		4/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2012	1272	Manual	3,000	C				
4/12/2012	360	Alterati	240,000					new front & rear s

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/13/2012			
6/13/2012	Measured	JBS	JOHN S
4/29/2009	Measured	372	PATRIOT
12/20/1999	Missed Appt.	276	PATRIOT
12/3/1999	Missed Appt.	264	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	70.	0.89	12									442,680						442,700	

Total AC/HA: 0.16253 | Total SF/SM: 7080 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,680 | Spl Credit | Total: 442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00496960
Const Adj.:	0.98990101
Adj $ / SQ:	124.353
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523556
Depreciation:	97381
Depreciated Total:	426175

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

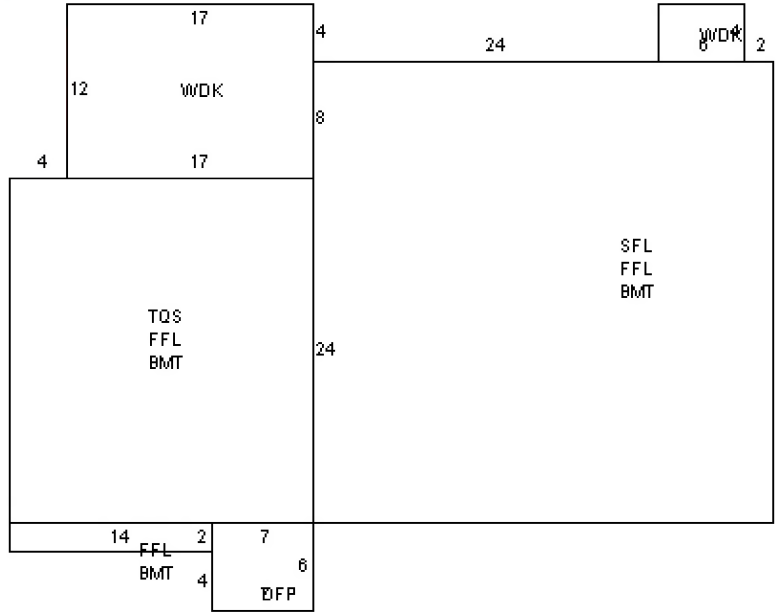
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.35
Special Features:	0	Val/Su Net:	89.09
Final Total:	426200	Val/Su SzAd	144.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,556	37.310	58,048
FFL	First Floor	1,556	124.350	193,493
SFL	Second Floor	1,024	124.350	127,337
TQS	3/4 Story	378	124.350	47,005
WDK	Deck	228	10.280	2,344
OFP	Open Porch	42	43.560	1,829
	Net Sketched Area:	4,784	Total:	430,056
Size Ad	2958	Gross Are	4910	FinArea 2958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

065.0-0005-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: